

6430 GAGE AVE

Bell Gardens, CA 90201

Leasing Brochure



3 RETAIL SPACES
FOR LEASE

MATTHEWS™

LEASING HIGHLIGHTS

- Highly visible triangular hard corner .
- Just East of the 710 Freeway and South of the 5 Freeway in the City of Bell Gardens.
- Blocks away from Bell Gardens High School.
- Established retail corridor surrounded by national and local tenants driving consistent daily traffic.
- Nearby Tenants include Subway, Mother's Nutrition Center, Bell Gardens DMV, and many more!
- Adjacent to Commerce Swap Meet



**AMPLE CUSTOMER
PARKING SPOTS**

GAGE AVE | ±30,000 VPD

SUITE A

ASKING RENT
\$3.35 PSF

NNN CHARGES
\$0.65 PSF

UNIT SIZE
±1,560 SF



SUITE C

ASKING RENT
\$2.00 PSF

NNN CHARGES
\$0.65 PSF

UNIT SIZE
±1,260 SF



SUITE E

ASKING RENT
\$2.35 PSF

NNN CHARGES
\$0.65 PSF

UNIT SIZE
±1,565 SF





Vernon Industrial District

Citadel Outlets

HOLLISTER VANS VUORI
 COACH OLD NAVY BOOT BARN
 NikeFactoryStore GAP BR Starbucks

The Shops at Montebello

JCPenney ★ macy's
 HOLLISTER OLD NAVY AÉROPOSTALE
 Foot Locker EXPRESS
 H&M Bath & Body Works JEWELRY

±2.4K Employees

THE COMMERCE
 CASINO & HOTEL

Subject Property

Gage Ave ± 23,380 VPD

Los Angeles River ± 225,000 VPD

Eastern Ave ± 43,000 VPD

±219,000 VPD

Bell Civic Center
Community Center

Bell Gardens High School
±2,400 Students

Ross Hall
Community Center

Florence Ave ± 43,000 VPD

±100 Rooms

PARKWEST BICYCLE CASINO

Bell Gardens Veterans Park
±0.5 Miles Away

Rio Hondo Golf Club
Golf Course

Azalea Regional Shopping Center

Walmart Supercenter Bath & Body Works
 petco five BELOW
 Michaels IN-N-OUT SURFERS

South Gate Park
±3.5 Miles Away

Bell Gardens Sports Center
Sports Complex

±419 Employees

KAISER PERMANENTE®

Mary R. Stauffer Middle School
±1,403 Students

Los Amigos Golf Course
Golf Course



Atlantic Ave ± 27,991 VPD

Garfield Ave ± 27,000 VPD

Google Earth



Bell Gardens High School
±2,400 Students

Wholesale Liquidators
California Closeouts
BUY EVERYTHING AT LIQUIDATION PRICES!
statements by **J. aspire**
MOTORING

Subject Property

Gage Ave ±23,380 VPD

Bell Gardens Marketplace
FOOD4LESS **WaBa Grill**
BIG 5 **ihop** **the Habit**
SPORTING GOODS **BURGER GRILL**
DUNKIN'



Los Jardines Shopping Center
El Super **petco**
Starbucks **McDonald's** **PANDA EXPRESS** **BOB'S DISCOUNT FURNITURE**

Suva Elementary School
±542 Students

Florence Ave ±37,000 VPD

Cudahy Plaza
SPROUTS FARMERS MARKET **CHÜZE FITNESS**
Burlington **McDonald's**

±225,000 VPD

±100 Rooms
PARKWEST BICYCLE CASINO

Garfield Elementary School
±500 Students

Garfield Ave ±27,000 VPD

Griffiths Middle School
±1,245 Students

Bell Gardens Sports Center
Sports Complex

Rio Hondo Golf Club
Golf Course

TARGET
El Super **McDonald's**

El Paseo South Gate
sam's club **curacao** **REGAL** **planet fitness**

Azalea Regional Shopping Center
Walmart Supercenter **Bath & Body Works** **five BELOW**
petco **Michaels** **IN-N-OUT BURGER**
FRIDAYS **CHIPOTLE** **WING-STOP** **PANDA EXPRESS**



ALDI **Panera BREAD**
Chick-fil-A

BELL GARDENS, CA

Bell Gardens is a centrally located community in southeast Los Angeles County positioned approximately 10 miles south of Downtown Los Angeles. The city benefits from immediate access to Interstate 710, Interstate 5, and State Route 60, providing strong regional connectivity to major employment centers throughout Los Angeles, Orange County, and the Inland Empire. Median household incomes in the surrounding trade area remain supported by a diverse workforce spanning logistics, healthcare, education, manufacturing, and professional services. Bell Gardens also benefits from its proximity to major industrial and distribution corridors that drive consistent daytime population and consumer activity.

The city continues to experience reinvestment driven by infrastructure improvements, industrial modernization, and continued demand for centrally located housing within Los Angeles County. Nearby employment hubs including Commerce, Vernon, Downey, and Downtown Los Angeles contribute to steady commuter traffic and sustained economic activity. Access to regional retail destinations, established residential neighborhoods, and major transit corridors reinforces Bell Gardens' appeal for both residents and businesses seeking connectivity within Southern California's dense urban core.



\$78,600 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

15,200 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

52,400 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$1.7B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY

MARKET OVERVIEW



6430 GAGE AVE

Bell Gardens, CA 90201

Leasing Brochure

EXCLUSIVELY LISTED BY



JIDA HAMED
ASSOCIATE
jida.hamed@matthews.com
DIR (619) 330-7339
LIC No. 02160386 (CA)



MATT SUNDBERG
VP & ASSOCIATE DIRECTOR
matt.sundberg@matthews.com
DIR (949) 777-5991
LIC No. 02052540 (CA)

DAVID HARRINGTON | *BROKER OF RECORD* | Broker License No. 02168060 (CA) | Firm License No. 02168060 (CA)

This Leasing Package contains select information pertaining to the business and affairs of **6430 Gage Ave, Bell Gardens, CA 90201** ("Property"). It has been prepared by Matthews Real Estate Investment Services™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

MATTHEWS™